

APPROVED: 4/18/16

**MINUTES OF THE
CONSOLIDATED ZONING BOARD OF APPEALS
OF THE
TOWN OF HIGHLANDS AND VILLAGE OF HIGHLAND FALLS
FEBRUARY 16, 2016**

The Annual Reorganization meeting of the Zoning Board of Appeals was held in the Highland Falls Library, Highland Falls, New York, on Monday, February 16, 2016, at 7:00 P. M.

THERE WERE PRESENT:

Board Members:

Ray Devereaux, Acting Chairman
Tony Galu
Joe McCormick

Absent:

Jack Jannarone, Chairman
Tim Donnery

Alyse Terhune, Attorney, (Lewis & McKenna)

ALSO PRESENT: None

MR. DEVEREAUX: I will open the meeting of the Consolidated Zoning Board of Appeals of the Town of Highlands with the Pledge to the Flag. Present at tonight's meeting are: Ray Devereaux, Tony Galu and Joe McCormick. Absent are: Jack Jannarone and Tim Donnery.

We would like to welcome Joe McCormick as our newest Member to this Board.

REORGANIZATION:

A motion was made to appoint Jack Jannarone as Chairman of this Board.

Motion: Mr. Galu Seconded: Mr. McCormick Approved

A motion was made to appoint Tim Donnery as Deputy Chairman of this Board.

Motion: Mr. Galu Seconded: Mr. McCormick Approved

A motion was made to set the meeting dates for this Board to be the third Monday of each month with the exception of January and February because of holidays. Meetings will be held on the third Tuesday in January and February.

Motion: Mr. Galu Seconded: Mr. McCormick Approved

A motion was made to use the News of the Highlands in Highland Falls, and the Times Herald Record in Middletown as the official newspapers for this Board.

Motion: Mr. Galu Seconded: Mr. McCormick Approved

A motion was made to use the law firm of Lewis and McKenna, with Alyse Terhune, to represent this Board, subject to approval by the Town and Village Boards.

Motion: Mr. McCormick Seconded: Mr. Galu Approved

A motion was made to appoint Fran DeWitt as Recording Secretary for this Board.

Motion: Mr. McCormick Seconded: Mr. Galu Approved

A motion was made to table the Minutes of November 16, 2015 and December 21, 2015 until the next meeting.

Motion: Mr. Galu Seconded: Mr. Devereaux Approved

Mennite, 9 Dale Avenue, Highland Falls, NY application. Not Present

MR. GALU: What is the status of Mr. Patel's application?

MR. DEVEREAUX: Alyse will explain.

MS. TERHUNE: We have received the 239 back and we approved it. I had needed to get a copy and I did.

MR. GALU: So he is good to go, almost.

MS. TERHUNE: Yes, he is. He is probably in front of the Town Board now.

MR. DEVEREAUX: Mr. Vallegos, of 28 Kleitz Avenue, NY, who was represented by Mr. Fatsis has withdrawn his application. There is paperwork to back that up

I asked questions about Renda about the Affidavit of Postings which was left hanging from last month. They have that, so that is not a problem. Then we have the continuation of the interpretation for Mr. Mennite. We will give him a few more minutes to arrive. Mr. Devereaux walked down to the Town Hall to see if Mr. Mennite was there.

MR. GALU: I did see him the other day and he said he had to come before the Board again. He is kind of short on the square footage though. There is room for parking.

MR. McCORMICK: No. It is a small area. You can't get to it, because of the proximity of garage and the house, when I looked at it.

MS. TERHUNE: He needs a use variance. If he were to receive a use variance, he would need an area variance which would be significant.

MR. GALU: He says the number of parking spaces is seven. There is a two-car garage.

MR. McCORMICK: That whole area is so congested there. It is not conducive to doing anything but having a garage and a parking space.

MR. DEVEREAUX: We will have to continue Mr. Mennite's application to the next meeting.

At 7:15 P. M., a motion was made to adjourn the meeting.

Motion: Mr. McCormick Seconded: Mr. Galu Approved

Respectfully submitted,

Fran DeWitt
Recording Secretary

**The next Consolidated Zoning Board of Appeals meeting is
Monday, March 21, 2016**